

Received Kennebec SS.
05/06/2009 10:12AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

FORECLOSURE DEED

KNOW ALL BY THESE PRESENTS, that U.S. Bank National Association, as Trustee for SABR 2006-WM1 with a mailing address of 60 Livingston Avenue, St. Paul, MN 55107 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto, U.S. Bank National Association, as Trustee for SABR 2006-WM1 with a mailing address of 60 Livingston Avenue, St. Paul, MN 55107 (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 24 Hazelwood Avenue, ~~Waterville~~ in the County of Kennebec, and State of Maine, as more fully described in Exhibit A, attached hereto, and fully incorporated herein by reference.

63-29

BEING THE SAME PREMISES described in a Mortgage Deed of Kevin L. Curty dated September 12, 2005, and recorded in the Kennebec County Registry of Deeds Book at 8601, Page 177, assignment to Plaintiff dated July 14, 2008, and recorded in said Registry in Book 9804, Page 157, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A. ss6321 et seq. in Kennebec District Court, Docket No. RE-08-106, entitled U.S. Bank National Association, as Trustee for SABR 2006-WM1 vs. Kevin L. Curty. Pursuant to applicable Maine law, a public auction of the property was held at March 25, 2009, in accordance with the aforesaid judgment.

AND GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee for SABR 2006-WM1, has caused these presents to be signed and sealed this 16th day of April, 2009.

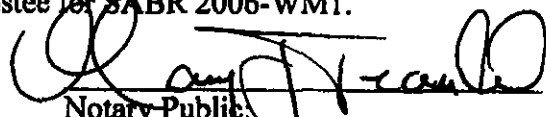
Wells Fargo Bank N.A., as attorney in fact for U.S.
Bank National Association, as Trustee for SABR
2006-WM1


By: Xee Moua
Its: Vice President of Loan Documentation

(4) 

State of South Carolina
County of York

Personally appeared before me this 16 day of April, 2009, Xee
Moua, in his/her aforesaid capacity, and acknowledged the foregoing to be her
free act and deed, and the free act and deed of said Wells Fargo Bank N.A., as attorney in
fact for U.S. Bank National Association, as Trustee for SABR 2006-WM1.



Notary Public

My Commission Expires:



EXHIBIT A

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows:

Commencing at an iron pin situated on the northerly corner of Lot #3 as delineated on a Plan of Lots entitled "Hazelwood Avenue, Waterville, Maine" dated July 14, 1973, and filed in the Kennebec County Registry of Deeds, which iron pin is situated ten (10) feet southwesterly of the northeasterly boundary line of a ten (10) foot strip conveyed by Foresite, Inc. to the City of Waterville for purposes of public passage; thence in a general southeasterly direction along the southwesterly right-of-way line of Hazelwood Avenue, a distance of ninety-nine and four tenths (99.4) feet to an iron pin, as delineated on the aforesaid Plan; thence in a general southwesterly direction a distance of one hundred fifty-five and one tenths (155.1) feet to an iron pin; thence in a general northwesterly direction along the northeasterly boundary line of premises now or formerly of one Huard and now or formerly of one Doucette, a distance of ninety-nine and five tenths (99.5) feet to an iron pin; thence in a general northeasterly direction along the southeasterly boundary line of Lot #2 as delineated on the aforesaid Plan, a distance of one hundred sixty-three (163) feet to an iron pin situated at the point of beginning.

Reference is hereby made to a deed to the mortgagor(s) of near or even date to be recorded herewith.

STATE OF MAINE

County of Kennebec
City of AUGUSTA

Tanya Dyer
Advertiser

being duly sworn, says he/she is

of the KENNEBEC JOURNAL a daily newspaper published in the

City of AUGUSTA, State of MAINE;

that the advertisement of

RSVP

US Bank National Association v. Kenneth L. Carty
Docket # RC-08-106

hereto annexed has been published in the said KENNEBEC JOURNAL

to wit: on 02/22/2009, 03/01/2009, 03/08/2009.

Subscribed and sworn to before me

this 11th day of March
2009

Tanya Dyer
Kennebec News Service-Johnson

My Commission expires

Name: RSVP
Caption: NOTICE OF PUBLIC SALE OF
Ad Num: 0012701930

Notary Public for the State of Maine
My Commission Expires 03/31/2011

foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 6601, Page 177, the maturity namely 600 day period of redemption having expired without redemption, notice is hereby given that there will be a public sale on March 24, 2009 at 11:00 AM at the Court House in the town of Kennebec, County of Kennebec, State of Maine, all the premises described in said mortgage and being parcel of land with the buildings thereon, situated in the town of Kennebec, County of Kennebec, and State of Maine, described in said mortgage as being to-wit: 24 Housatonic

the terms of the bid price shall be paid in cash or certified funds payable to U.S. Bank National Association, as Trustee for SABA, 240 Main Street, Kennebec, Maine 04901, or its assigns, and the proceeds of the sale shall be paid to the same party. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid.

NOTICE OF PUBLIC SALE: This property will be sold to the highest bidder at the sale, who shall pay a deposit of Ten thousand and 00/100 Dollars (\$10,000.00) in cash, certified check or funds adequate to mortgage at the time and place of sale. The deposit shall be applied to the purchase price of the property and the balance shall be paid to the Trustee of SABA, 240 Main Street, Kennebec, Maine 04901, or its assigns, within 30 days of the date of the sale. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid.

U.S. Bank National Association, as Trustee for SABA, 240 Main Street, Kennebec, Maine 04901, or its assigns, will accept bids for the property. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid. The sale shall be subject to the terms and conditions of the mortgage and the terms of the bid.



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